

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: Tippecanoe County Bridge 32
Parcel: 1
Page: 1 of 2

THIS INDENTURE WITNESSETH, That **Stephen K. LeMaster**, the Grantors of Tippecanoe County, State of Indiana, Conveys and Warrants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of Twelve Thousand Five Hundred and No/100 Dollars (\$12,500.00) (of which said sum \$12,500.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The Grantor assumes and agrees to pay the 2019 payable 2020 real estate taxes and assessments on the above described real estate, and for all tax liabilities that accrue prior to transfer of title to Grantee. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 6th day of July, 2020.

Stephen K. LeMaster (Seal)
Signature

Stephen K. LeMaster
Printed Name

STATE OF IN.
COUNTY OF TIPP. SS:

Before me, a Notary Public in and for said State and County, personally appeared Stephen K. LeMaster, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 6th day of July, 2020.

Carol A Ewing
Signature

Carol A Ewing
Printed Name

Commission Number 645068

My Commission expires June 11, 2021

I am a resident of Clinton County.



This instrument was prepared by Douglas J. Masson, Attorney at Law, from information provided by VS Engineering, Inc. Douglas J. Masson, 200 Ferry Street, Suite C, Lafayette, IN 47902

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

EXHIBIT "A"

Project: Tippecanoe Co. Br. 32

SHEET 1 OF 1

Parcel: 1

CODE: N/A

Tax ID No: 79-08-33-300-002.000-009

Form:


Parcel 1 Right-of-Way Description

A part of the southeast and southwest quarters of Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West, Perry Township, Tippecanoe County, Indiana, being a part of the Stephen K. Lemaster property recorded in Document Number 201313023005, recorded on the 4th of October, 2013 in the Office of the Recorder of Tippecanoe County, being more completely described as follows, to-wit:

Commencing at the Southwest corner of the Southwest quarter of said Section Thirty-Three (33), Township Twenty-three (23) North, Range Three (3) West and the Southwest corner of said Lemaster property run thence along the South line of said quarter, North 89 degrees 32 minutes 24 seconds East 620.40 feet to the Point of Beginning of the herein described tract; thence North 00 degrees 27 minutes 36 seconds West 32.87 feet to a point on the existing north right-of-way line of County Road 200 South; thence leaving said line, North 77 degrees 26 minutes 57 seconds East 153.40 feet; thence parallel with aforesaid quarter section line North 89 degrees 32 minutes 24 seconds East 950.00 feet; thence North 83 degrees 49 minutes 46 seconds East 50.25 feet; thence North 89 degrees 32 minutes 24 seconds East 111.74 feet to a point on the West line of the Bower property as describing in Instrument Number 88-11581 in the Records Office of Tippecanoe County; thence along said west line, South 00 degrees 27 minutes 36 seconds East, 70.00 feet to the Southwest corner thereof and being a point on the South line of said southwest quarter; thence along said south line, South 89 degrees 32 minutes 24 seconds West 1261.74 feet to the point of beginning and containing 1.843 acres more or less, inclusive of the presently existing right-of-way which contains 0.816 acres, more or less.

The portion of the above described real estate which is not already embraced within the apparent public right-of-way contains 1.027 acres, more or less.

This description was prepared for the Tippecanoe County Highway Department by the following:


Vester & Associates, Inc.
James D Hall, P.S.
Professional Land Surveyor No. 20500017
State of Indiana

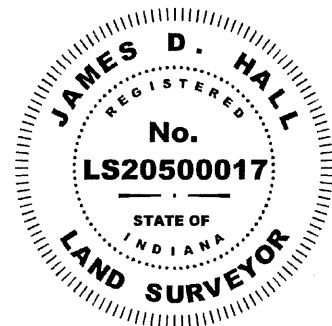


EXHIBIT "B"

PAGE 1 OF 2

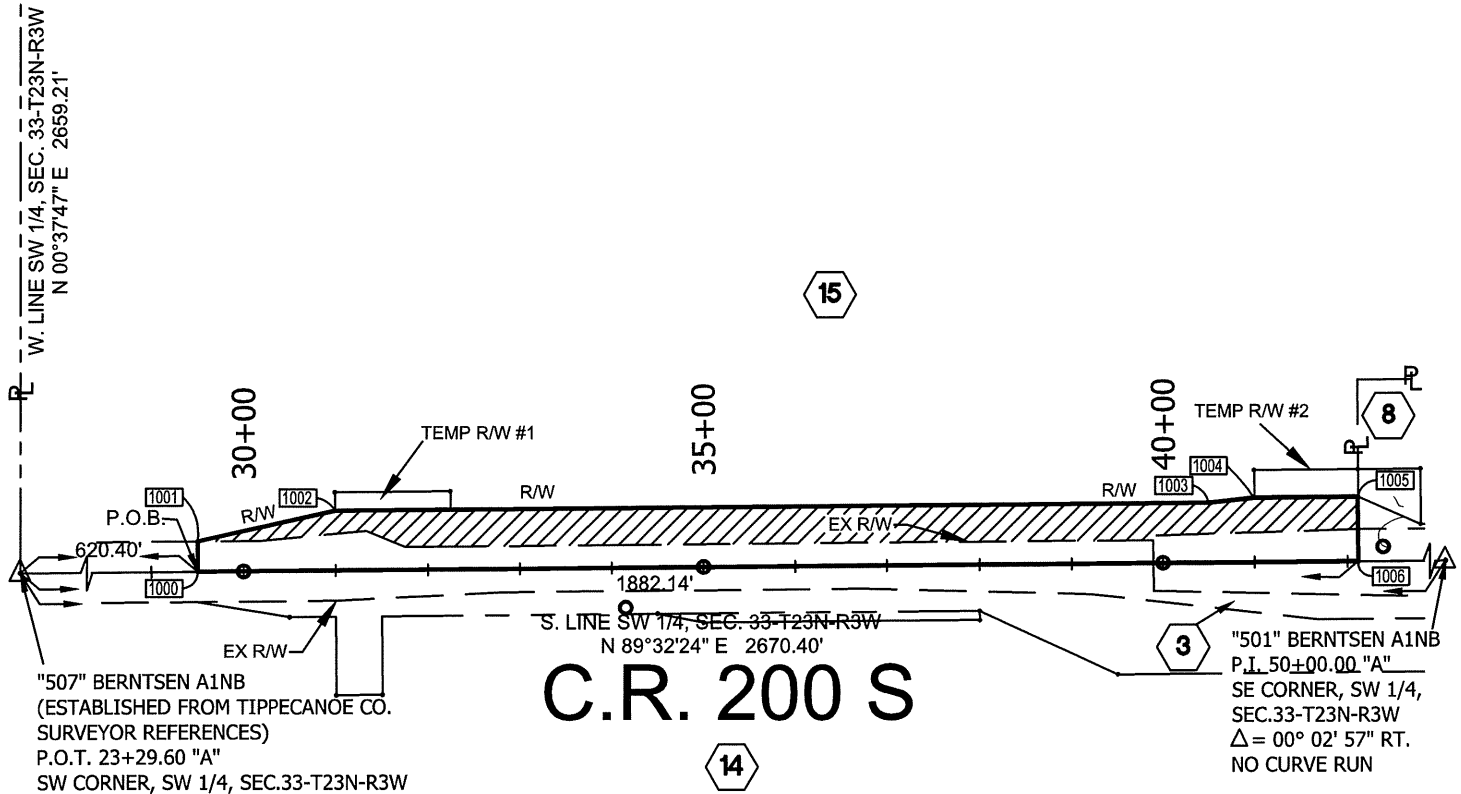
RIGHT-OF-WAY PARCEL PLAT

Prepared for Tippecanoe County Highway Department
by Vester & Associates, Inc..

"601" BERNTSEN A1NB
W. 1/4 CORNER, SEC. 33-T23N-R3W
(ESTABLISHED FROM TIPPECANOE CO.
SURVEYOR REFERENCES)



0' 100' 200'
SCALE : 1" = 200'



PARCEL: 1 OWNER: LEMASTER

CODE: N/A

PROJECT: Tippecanoe Co. Br. 32

COUNTY: TIPPECANOE

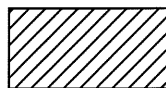
ROAD: C.R. 200 SOUTH

SECTION: 33

TOWNSHIP: T23N

RANGE: R3W

NOTE: DIMENSIONS SHOWN
ARE IN ENGLISH



HATCHED AREA IS THE
APPROXIMATE TAKING

DES NO: N/A

DRAWN BY: JDH

CHECKED BY: JDH /

INST No: 201313023005, DATED 10/4/2013

EX. R/W INST No. 9925133, DATED 9/21/1999

TAX ID No: 79-08-33-30-002.000-009

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS

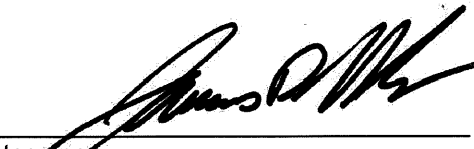
PARCEL COORDINATE CHART (shown in feet)

POINT	CENTERLINE	STATION	OFFSET	LT/RT	NORTHING	EASTING
1000	A	29+50	0.00'		1872413.6905	3040510.9060
1001	A	29+50	32.87'	LT	1872446.5574	3040510.6421
1002	A	31+00	65.00'	LT	1872479.8928	3040660.3793
1003	A	40+50	65.00'	LT	1872487.5208	3041610.3486
1004	A	41+00	70.00'	LT	1872492.9222	3041660.3069
1005	A	42+11.74	70.00'	LT	1872493.8194	3041772.0474
1006	A	42+11.74	0.00'		1872423.8217	3041772.6094
501	(SEE LOCATION CONTROL ROUTE SURVEY PLAT)					
507						
601						

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 201919017757 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) compromise a Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").


 Vester & Associates, Inc.
 James D Hall, P.S.
 Professional Land Surveyor No. 20500017
 State of Indiana



PARCEL: 1 OWNER: LEMASTER

DES NO: N/A

CODE: N/A

DRAWN BY: JDH

PROJECT: Tippecanoe Co. Br. 32

CHECKED BY: JDH /

COUNTY: TIPPECANOE

ROAD: C.R. 200 SOUTH

SECTION: 33

TOWNSHIP: T23N

RANGE: R3W

NOTE: DIMENSIONS SHOWN ARE IN ENGLISH

The above **Warranty Deed (Parcel 1 – Br#32 – Stephen K. Lemaster)** approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this _____ day of _____, 2020.

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor

Billing address for the property taxes as follow:

GRANTEE

Tippecanoe County Board of Commissioners
20 North Third Street
Lafayette, IN 47901

A handwritten signature in blue ink, reading "Stewart W. Kline".

Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

A handwritten signature in blue ink, reading "Tracy A. Brown".

Tracy A. Brown, President
Tippecanoe County Board of Commissioners

"This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required"

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

A handwritten signature in black ink, appearing to read "Stewart W. Kline", written over a horizontal line.

**Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404